

MEDICAL OFFICE SPACE FOR LEASE

407 E. MAIN
STREET

SPENCER, MA 01562



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

BRIAN JOHNSON

Vice President

johnson@kelleher-sadowsky.com

O: 508.635.6783

C: 774.272.1112

CHRIS NAFF

Vice President

naff@kelleher-sadowsky.com

O: 508.841.6212

C: 508.277.6275

EXECUTIVE SUMMARY



OFFERING SUMMARY

Building Size:	13,273 SF
Space Available:	6,271 SF
Year Built:	1992 Renovated in 2011
Zoning:	C - Commercial
Electric & Gas:	National Grid
Water:	Town of Spencer
Sewer:	On-site septic system
Parking:	8 spaces per 1,000 SF
Lease Rate:	\$22.00 SF/yr (Plus Utilities)

PROPERTY OVERVIEW

Kelleher & Sadowsky Associates, Inc. is pleased to introduce 6,271 square feet of medical office space available in Suite B at 407 E. Main Street in Spencer, MA. Most recently occupied by the Reliant Medical Group, the space was utilized as an internal medicine use with a mix of exam rooms and consult rooms with check-in counters and reception areas presently in place. The property boasts a parking ratio of 8 spaces per 1,000 square feet, providing accessible and convenient on-site parking for clients, patients, and employees. Suite A will be occupied by the Spencer Veterinary Hospital. Please give us a call today to schedule a tour!

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	227	6,288	28,394
Total Population	618	16,356	75,654
Average HH Income	\$81,686	\$78,645	\$81,784

BRIAN JOHNSON

Vice President

johnson@kelleher-sadowsky.com

O: 508.635.6783

C: 774.272.1112

CHRIS NAFF

Vice President

naff@kelleher-sadowsky.com

O: 508.841.6212

C: 508.277.6275



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

INTERIOR PHOTOS



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

BRIAN JOHNSON

Vice President

johnson@kelleher-sadowsky.com

O: 508.635.6783

C: 774.272.1112

CHRIS NAFF

Vice President

naff@kelleher-sadowsky.com

O: 508.841.6212

C: 508.277.6275

EXTERIOR PHOTOS



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

BRIAN JOHNSON

Vice President

johnson@kelleher-sadowsky.com

O: 508.635.6783

C: 774.272.1112

CHRIS NAFF

Vice President

naff@kelleher-sadowsky.com

O: 508.841.6212

C: 508.277.6275